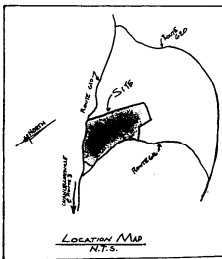
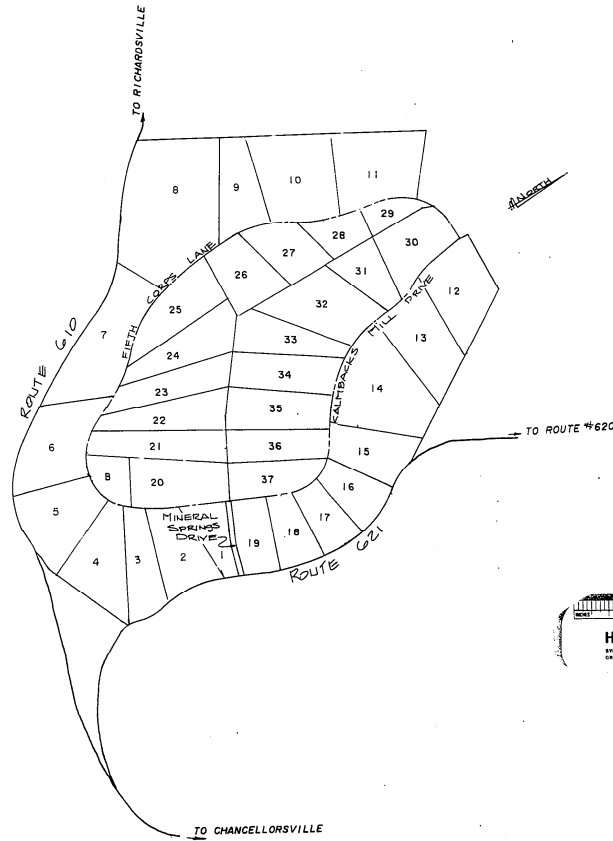


MINERAL SPRINGS PLANTATION

SECTION ONE

RECORDED PLAT FILE
NO. **636**
Dead Book #14 Page 728
8-5-81

CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY
VIRGINIA



**Commonwealth Engineering
& Planning**
3000 MALL COURT
FREDERICKSBURG VIRGINIA, 22401
(703)786-6012

10/1/88 *[Signature]* COVER SHEET

MINERAL SPRINGS PLANTATION SECTION ONE

RECORDED PLAT FILE
NO. 637

NOTES:

1. ALL LOTS IN THIS DEVELOPMENT WILL BE SERVED WITH ONSITE PRIVATE POTABLE WATER AND SEWAGE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE REGULATORY AUTHORITIES.
2. ALL LOTS WILL BE SUBJECT TO A TEN FOOT PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES.
3. ALL LOTS WILL BE SUBJECT TO A FORTY FOOT BUILDING SETBACK FROM ROAD RIGHT-OF-WAYS AND FIFTEEN FOOT SETBACK FROM SIDE LOT LINES.
4. THERE WILL BE NO RESIDENTIAL LOT WITH DRIVEWAYS ACCESS ONTO ROUTE 618 AND ROUTE 616.
5. ALL ROADS IN THIS SUBDIVISION TO BE PUBLIC AND BUILT TO THE SPECIFICATIONS OF THE REGULATORY AUTHORITIES.
6. SUBDIVISION AREA LOCATED ON SECTION 18 AND SECTION 4, CHANCELLOR DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA TAX MAPS.
7. ALL LOTS WITHIN THIS SUBDIVISION DEVELOPMENT TO BE SINGLE FAMILY DETACHED RESIDENTIAL.
8. NO CONSTRUCTION ACTIVITY SHALL ADVERSELY RESTRICT/AFFECT WATER VOLUME AND/OR DISCHARGE RATES IN DRAINAGE AREAS.
9. DRAINAGE EASEMENTS TO BE MAINTAINED BY VIRGINIA DEPARTMENT OF TRANSPORTATION ONLY TO THE EXTENT NECESSARY TO SERVE ROADWAY PURPOSES.
10. ALL PUBLIC DRIVES/ROADWAYS HAVE A TWENTY FOOT SLOPE AND DITCH MAINTENANCE EASEMENT AND THIRTY FOOT UTILITY EASEMENT ALONG BOTH SIDES OF ROADWAY RIGHT-OF-WAYS.
11. NATURAL DRAINAGE COURSES WHETHER SHOWN OR NOT ARE CENTERLINED TO THIRTY WIDE DRAINAGE EASEMENT.
12. WITHIN THE NATURAL DRAINAGE COURSES ONLY THAT AREA NECESSARY FOR DRIVEWAY CROSSING IS ALLOWED TO BE DISTURBED. WHEN SAID DRIVEWAY CROSSING IS COMPLETED SAID AREA SHALL BE RELANDSCAPED TO RESEMBLE THE NATURAL TERRAIN.
13. WITHIN NATURAL DRAINAGE COURSES AND/OR CONSERVATION EASEMENTS, EXCLUSIVE OF DRIVEWAY CROSSINGS, ONLY MINIMAL LANDSCAPING ACTIVITIES AREA ALLOWED SUCH AS UNDERBRUSH CLEAN UP, ETC.
14. ALONG THE EASTERLY BOUNDARY OF THIS PROJECT COMMON WITH THE NEW ROUTE 616 RIGHT-OF-WAY IS A TWENTY FOOT WIDE FENCE AND LANDSCAPE EASEMENT, LANDSCAPING AND FENCING WITHIN THIS EASEMENT SHALL BE CONSTRUCTED IN MANNER AS TO NOT INTERFERE WITH ROADWAY AND UTILITY MAINTENANCE, ETC.
15. IT APPEARS THAT THIS TRACT OF LAND IS GENERALLY SUITABLE FOR SEPTIC TANK DRAINFIELD SEWAGE DISPOSAL SYSTEMS BASED ON SOIL REPORT PREPARED BY PERC SOIL CONSULTANTS AND GEOLOGISTS, CHARLES S. CERVANTES. HOWEVER, THIS PLAT IS BEING SIGNED BY THE SALLETTTE CERVANTES. BASED ON TIME APPLICATION IS MADE FOR A SEWAGE DISPOSAL PERMIT. BASED ON SOIL STUDIES, PERCOLATION TEST, ETC., A PERMIT WILL BE ISSUED OR REJECTED.
16. NO IMPROVEMENTS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO ADVERSELY AFFECT THE EXISTING HISTORIC BATTLE TRENCHES AS SHOWN ON THE PLAT OR DISCOVERED AT A LATER DATE.
17. ACCORDING TO F.E.M.A. PANEL NO. 512308-0001A DATED APRIL 16, 1982 THIS SUBDIVISION IS LOCATED OUTSIDE ZONE "A", COMMONLY REFERRED TO AS THE NATURAL 100 YEAR FLOOD PLAIN.
18. LOTS 21, 22, 27, 28 & 35 ARE SUBJECT TO A 40' BUILDING SETBACK FROM THE REAR PROPERTY LINE.

OWNER'S CONSENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 16.3 ACRES, MORE OR LESS, AND DESIGNATED AS MINERAL SPRINGS PLANTATION, SECTION ONE SITUATED IN THE CHANCELLOR DISTRICT IN THE COUNTY OF SPOTSYLVANIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF, THAT ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS, STIPULATIONS, AND COVENANTS AS CONTAINED IN A WRITING EXECUTED BY THE UNDERSIGNED, UNDER DATE OF _____, AND RECORDED IN THE CLERK'S OFFICE OF SPOTSYLVANIA COUNTY, IN DEED BOOK _____, PAGE _____. THE SAID 16.8 ACRES OF LAND HEREBY SUBDIVIDED BEING A PART OF THE LAND HAVING BEEN CONVEYED TO PLANK ROAD COMPANY, A GENERAL PARTNERSHIP EXISTING UNDER THE LAWS OF VIRGINIA, BY MINERAL SPRINGS FARM, INC., BY DEED DATED NOVEMBER 4, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA, IN DEED BOOK 762, PAGE 779.

GIVEN UNDER OUR HANDS THIS 11th DAY OF August, 1988.

Richard Pruitt, PLANK ROAD COMPANY, GENERAL PARTNER (SEAL) PLANK ROAD COMPANY
John Pruitt, PLANK ROAD COMPANY, GENERAL PARTNER (SEAL) P. O. BOX 41878
FREDERICKSBURG, VA

STATE OF VIRGINIA, CITY OF FREDERICKSBURG
SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME BY RICHARD PRUITT AND JOHN PRUITT IN MY COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF August, 1988

NOTARY PUBLIC: Janet H. Young MY COMMISSION EXPIRES: 6-24-90
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVIDING/PLATTING HAS BEEN MADE UNDER THE DIRECTION OF A REGISTERED PUBLIC LAND SURVEYOR AND/OR REGISTERED ENGINEER AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF SPOTSYLVANIA, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

L. J. SMITH II
REGISTERED PUBLIC LAND SURVEYOR
COMMONWEALTH ENGINEERING AND PLANNING
3800 MALL COURT
FREDERICKSBURG, VA 22401



I, THE UNDERSIGNED, AFTER A REVIEW OF CERTAIN EXISTING TOPOGRAPHIC RECORDS, ACTUAL ON THE GROUND INVESTIGATIONS AND REVIEW WITH COUNTY HEALTH OFFICIALS FIND THE SHOWN LOTS TO HAVE SUCH SOIL TYPE AND HAVE SUFFICIENT AREA IN SIZE SUFFICIENT FOR RESIDENTIAL SEPTIC DRAINFIELDS.

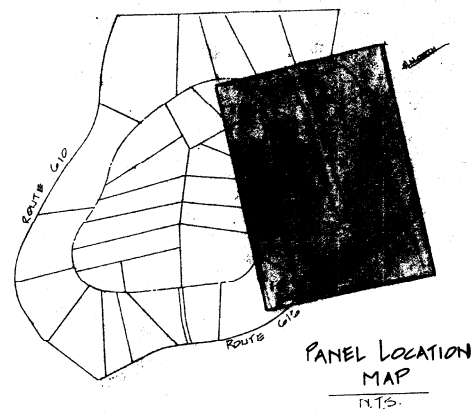
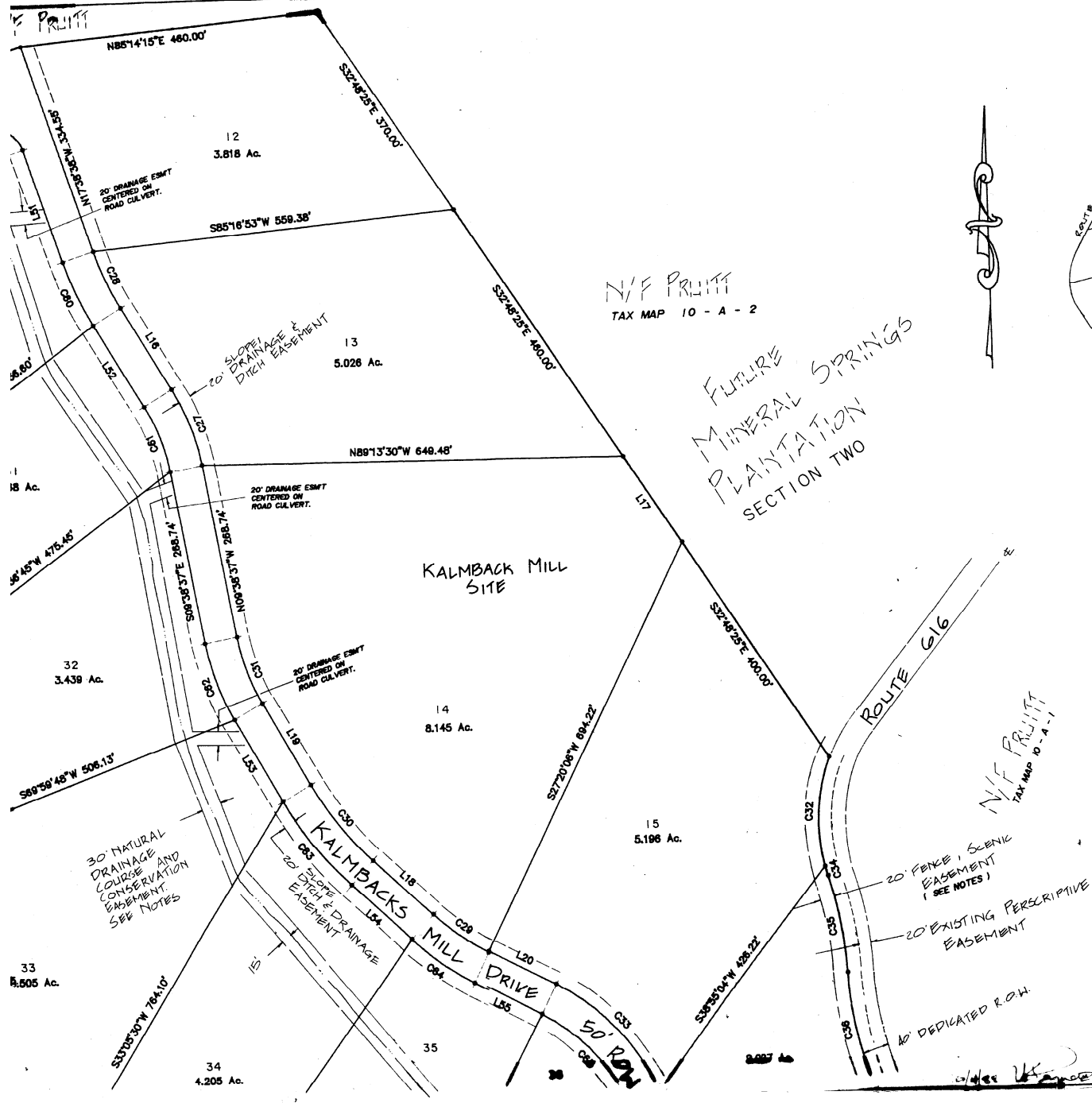
Charles S. Cervantes 6-29-88
CHARLES S. CERVANTES
"PERC"
SOIL CONSULTANTS AND GEOLOGISTS
35 SHADY LANE
STAFFORD, VA 22554

CERTIFICATE OF APPROVAL:

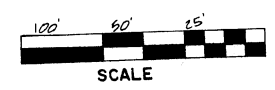
THIS SUBDIVISION KNOWN AS MINERAL SPRINGS PLANTATIONS, SECTION ONE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 7-19-88
9-23-88 HEALTH DEPARTMENT
DATE 11-11-88 CHAIRMAN OR AGENT, COUNTY PLANNING COMMISSION
DATE 9-19-88 CHAIRMAN OR AGENT, COUNTY BOARD OF SUPERVISORS
DATE _____ HIGHWAY ENGINEER

MARK	REVISIONS	DATE	CHECKED BY:
Δ	BUILDING LINE LOT NUMBERS	7/8/88	L.J.S.



MINERAL SPRINGS
PLANTATION
SECTION ONE



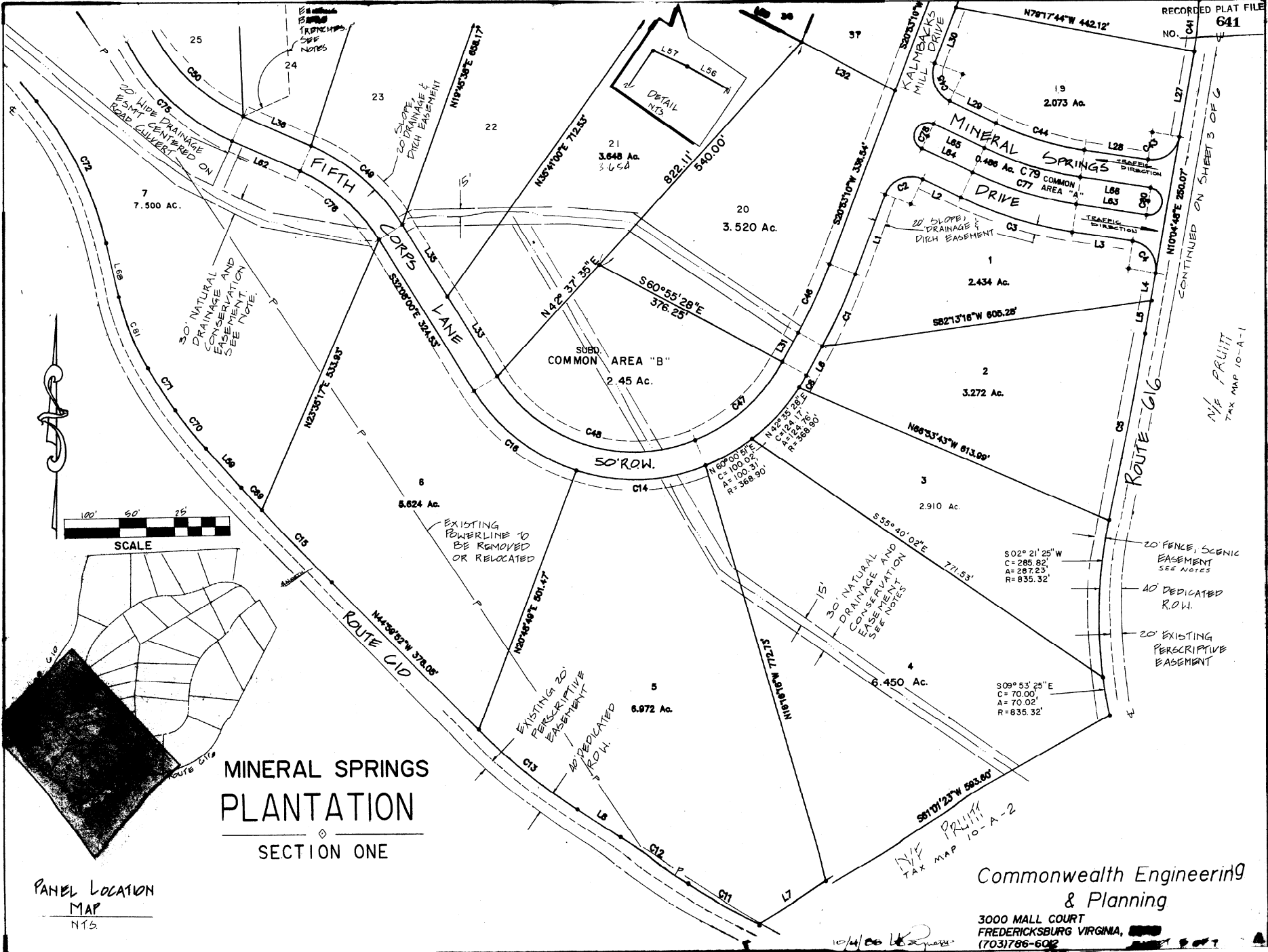
Commonwealth Enginee
& Planning
3000 MALL COURT
FREDERICKSBURG VIRGINIA, 22401
(703)786-6012

CONTINUED ON SHEETS OF 6

N/E PRUITT TAX MAP 10-A-1

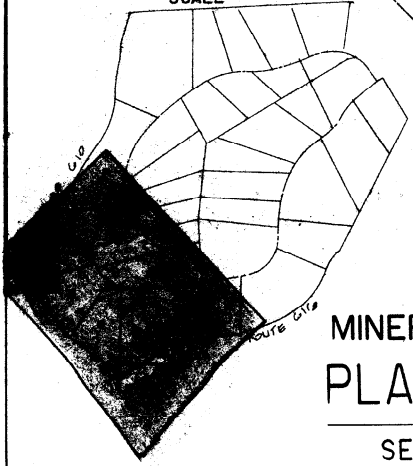
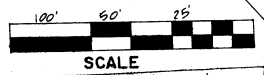
N/E PRUITT TAX MAP 10-A-2

Commonwealth Engineering & Planning
3000 MALL COURT
FREDERICKSBURG VIRGINIA, 22403
(703)786-6042



MINERAL SPRINGS PLANTATION

SECTION ONE

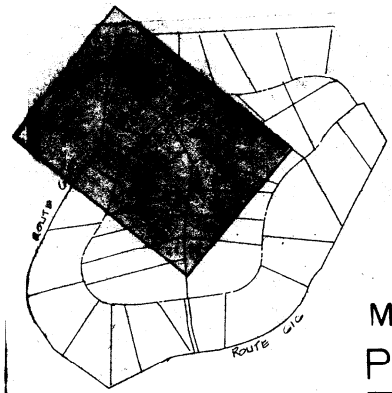


PANEL LOCATION MAP NTS

10/1/00

N1/4 KALAMINTS
TX MAP 10-A-3

RECORDED PLAT FILE
NO. 642



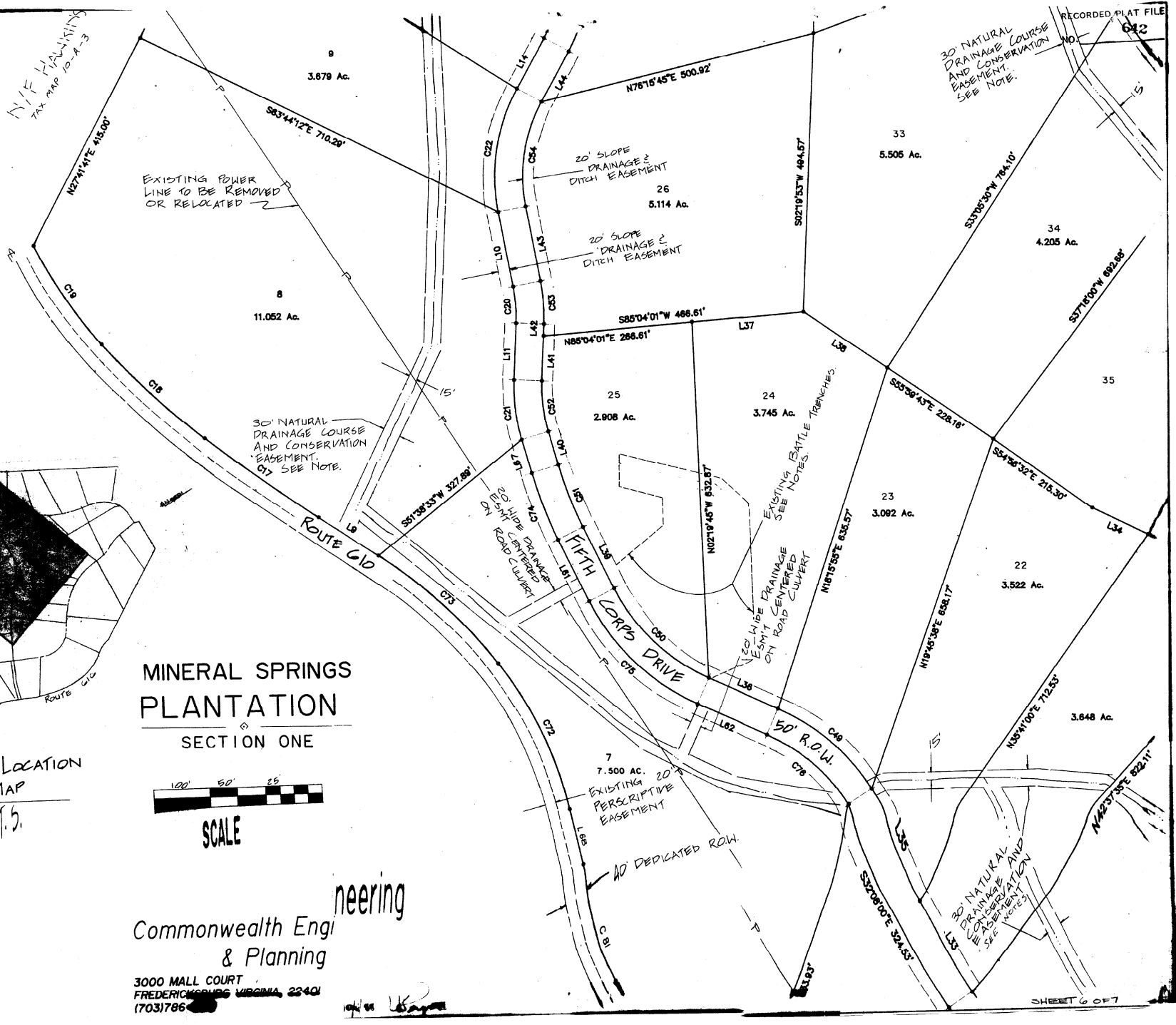
MINERAL SPRINGS PLANTATION

SECTION ONE

PANEL LOCATION
MAP
N.T.S.



neering
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& Planning
3000 MALL COURT
FREDERICKSBURG VIRGINIA, 22401
(703)786-
1/24/11



No.	Bearing	Dist.
L1	N20°53'07"E	153.93'
L2	S64°28'20"E	77.12'
L3	S81°18'27"E	111.74'
L4	S10°04'52"W	50.00'
L5	S10°04'47"W	60.74'
L6	N28°57'11"E	60.01'
L7	S61°01'24"W	140.00'
L8	N57°13'7"E	93.37'
L9	N56°55'41"W	127.23'
L10	S11°03'35"E	135.31'
L11	S02°26'25"W	101.30'
L12	S22°56'25"W	121.54'
L13	S03°56'24"W	100.29'
L14	S28°56'25"W	101.80'
L15	N27°41'42"E	140.00'
L16	N30°38'37"W	146.42'
L17	S32°48'24"E	160.00'
L18	N46°30'30"W	124.45'
L19	N28°56'55"W	146.04'
L20	N62°12'42"W	115.66'
L21	S20°13'17"E	40.60'
L22	N24°14'54"W	89.00'
L23	S20°13'16"E	115.00'
L24	S05°12'48"E	22.00'
L25	S05°12'46"E	82.09'
L26	N20°53'10"E	165.00'
L27	S10°04'49"W	157.58'
L28	N81°18'26"W	117.80'
L29	N64°28'26"W	93.51'
L30	N20°53'10"E	109.23'
L31	S28°57'14"W	60.01'
L32	S62°24'21"E	191.78'
L33	N32°08'01"W	170.00'
L34	S64°13'02"E	110.00'
L35	N32°08'00"W	164.53'
L36	N66°07'58"W	135.12'
L37	N85°04'01"E	200.00'
L38	S55°59'43"E	180.00'
L39	N26°36'46"W	122.30'
L40	N16°33'35"W	62.15'
L41	N02°26'25"E	80.75'
L42	N02°26'23"E	20.55'
L43	N11°03'35"W	135.31'
L44	N28°56'25"E	101.80'
L45	N03°56'26"E	100.29'
L46	N22°56'23"E	121.54'
L47	N05°57'22"E	78.04'
L48	N05°57'23"E	180.87'
L49	S17°41'41"W	115.38'
L50	N74°28'02"E	153.46'
L51	S17°38'37"E	184.44'
L52	S30°38'36"E	146.42'
L53	S28°56'55"E	146.04'
L54	S46°30'30"E	124.45'
L55	S62°12'41"E	115.66'
L56	N62°24'21"W	170.00'
L57	N64°13'02"W	89.82'
L58	S24°14'54"E	89.09'
L59	N42°18'24"W	95.71'
L60	S19°56'08"E	189.04'
L61	S26°36'47"E	122.30'
L62	S66°07'58"E	135.12'
L63	N81°18'36"W	129.78'
L64	N64°28'18"W	102.51'
L65	S64°28'18"E	102.50'
L66	S81°18'36"E	129.78'
L67	S16°33'35"E	62.15'
L68	N13°27'03"W	99.95'

No.	Delta	Radius	Arc Len.	Bearing	Dist.
C1	08°04'04"	1025.00	144.33		
C2	94°38'24"	50.00	82.89	N88°12'18"E	73.51'
C3	16°50'00"	725.00	213.00	S72°53'27"E	212.24'
C4	91°23'17"	50.00	79.75	S38°36'50"E	71.56'
C5	02°07'43"	9256.88	343.90	S11°08'41"W	343.88'
C6	03°57'05"	369.00	25.45	N30°55'26"E	25.44'
C7	13°54'56"	835.32	202.87	S05°15'00"W	202.37'
C8	32°17'10"	369.00	207.87	N49°04'33"E	205.16'
C9	10°35'22"	835.32	154.39	S07°00'04"E	154.17'
C10	02°40'27"	369.00	17.22	N66°31'18"E	17.22'
C11	03°52'49"	2109.24	142.85	N63°44'48"W	142.82'
C12	04°00'56"	2037.39	142.82	N59°18'52"W	142.79'
C13	12°17'33"	1074.35	230.50	N51°08'38"W	230.06'
C14	40°00'07"	345.00	240.87	N87°51'57"E	235.97'
C15	02°04'16"	5064.63	183.07	N43°57'40"W	183.06'
C16	40°00'00"	345.00	240.85	S52°07'59"E	235.99'
C17	04°17'12"	3303.25	247.14	N54°54'04"W	247.08'
C18	10°51'44"	1315.67	249.28	N47°17'56"W	248.90'
C19	14°31'53"	840.36	213.13	N34°36'11"W	212.56'
C20	13°29'50"	275.00	64.78	S04°18'35"E	64.63'
C21	18°59'57"	325.00	107.77	S07°03'36"E	107.28'
C22	38°59'59"	325.00	226.89	S08°56'24"W	222.31'
C23	18°59'57"	325.00	107.77	S13°26'24"W	107.28'
C24	25°00'02"	275.00	119.99	S16°26'26"W	119.05'
C25	16°59'04"	325.00	96.34	S14°26'54"W	95.99'
C26	33°55'04"	375.01	221.99	S22°54'50"W	218.77'
C27	21°00'02"	345.00	126.45	N20°08'38"W	125.75'
C28	12°59'59"	425.00	96.43	N24°08'35"W	96.22'
C29	15°41'50"	375.00	102.74	N54°21'47"W	102.42'
C30	17°32'58"	493.26	151.08	N37°44'01"W	150.49'
C31	19°18'21"	325.00	109.51	N19°17'48"W	108.99'
C32	35°46'27"	271.34	169.42	S04°02'45"W	166.68'
C33	37°57'05"	345.00	228.52	N43°13'09"W	224.36'
C34	03°10'04"	271.34	15.00	S15°25'29"E	15.00'
C35	14°35'39"	598.75	152.51	S09°42'41"E	152.10'
C36	17°48'25"	530.69	164.93	S11°19'03"E	164.27'
C37	11°26'38"	499.36	99.74	N18°31'32"W	99.57'
C38	15°00'30"	719.15	188.38	S12°43'01"E	187.84'
C39	33°41'27"	358.01	210.52	N04°02'31"E	207.50'
C40	05°52'55"	951.83	97.71	S02°16'19"E	97.67'
C41	09°24'40"	579.02	95.11	S05°22'30"W	95.00'
C42	10°03'12"	725.00	127.21	S21°35'11"E	127.05'
C43	88°36'43"	50.00	77.33	S54°23'12"W	69.85'
C44	16°50'00"	575.00	168.93	N72°53'27"W	168.33'
C45	85°21'36"	54.22	80.78	N21°47'35"W	73.52'
C46	08°04'04"	975.00	137.29	S24°55'11"W	137.17'
C47	38°54'48"	319.00	216.65	S48°24'14"W	212.51'
C48	89°13'23"	270.00	420.45	S72°06'00"E	379.24'
C49	33°59'54"	375.00	222.52	N49°07'57"W	219.27'
C50	39°31'11"	342.45	236.20	N46°22'23"W	231.55'
C51	10°03'12"	675.00	118.44	N21°35'11"W	118.29'
C52	18°59'56"	275.00	91.19	N07°03'34"W	90.77'
C53	13°29'50"	325.00	76.56	N04°18'40"W	76.38'
C54	39°59'59"	275.00	191.98	N08°56'25"E	188.11'
C55	25°00'02"	326.00	141.81	N16°26'23"E	140.69'
C56	18°59'55"	275.00	91.19	N13°26'25"E	90.77'
C57	16°59'05"	375.00	111.16	N14°28'54"E	110.76'
C58	68°30'43"	325.00	388.63	N40°12'42"E	365.89'
C59	87°53'23"	50.00	76.70	S61°35'17"E	69.40'
C60	12°59'59"	475.00	107.77	S24°08'38"E	107.54'
C61	21°00'02"	295.00	108.13	S20°08'39"E	107.52'
C62	19°18'20"	375.00	126.35	S19°17'47"E	125.76'
C63	17°33'02"	543.25	166.41	S37°43'59"E	165.76'
C64	15°41'52"	424.99	116.44	S54°21'46"E	116.08'
C65	37°56'58"	295.00	195.39	S43°14'13"E	181.83'
C66	11°26'37"	449.36	89.75	S18°31'36"E	89.60'
C67	33°41'28"	308.02	181.12	S04°02'26"W	178.52'
C68	34°35'39"	375.01	226.42	N57°10'13"E	223.00'
C69	00°37'20"	5064.63	55.00	N42°36'54"W	55.00'
C70	07°08'04"	716.72	89.25	N38°44'11"W	89.19'
C71	04°17'36"	1218.74	91.32	N33°01'20"W	91.30'
C72	25°12'29"	660.18	290.46	N26°03'18"W	288.12'
C73	18°20'51"	898.70	287.79	N47°49'58"W	286.56'
C74	10°03'12"	725.00	127.21	S21°35'11"E	127.05'
C75	39°31'11"	392.45	270.69	S46°22'23"E	265.36'
C76	33°59'54"	325.00	192.85	S49°08'00"E	190.03'
C77	16°50'00"	675.00	198.31	N72°53'27"W	197.60'
C78	18°00'00"	25.00	78.54	N25°31'44"E	50.00'
C79	16°50'00"	625.00	183.62	S72°53'28"E	182.96'
C80	17°59'52"	25.00	78.54	S08°41'26"W	50.00'
C81	17°25'33"	460.50	140.06	N22°09'39"W	139.52'

LINE AND CURVE DATA

MINERAL SPRINGS PLANTATION SECTION ONE

Commonwealth Engineer⁹
& Planning
3000 MALL COURT
FREDERICKSBURG VIRGINIA, 22401
(703)786-6012

Truly recorded. After 5:00 PM on 11/31/06.
Sub: Margaret M. Cook, LLC

10/4/06 [Signature]